This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bills to New Owner:
Secretary of Housing and
Urban Development
Washington, D.C.

Map 33-16 Parcel 67 Field Book No. _____

BOOK 5523 PAGE 141

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in that certain Deed of Trust, dated July 18, 1978, to Mickey Carroll, Trustee, executed by Hubert Sims, Jr., and wife, Rochelle Sims, as same appears of record in Book 5313, page 728, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Mickey Carroll as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5421, page 510, Register's Office for Davidson County, Tennessee, and the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on April 26, 1979, and subsequent insertions appearing on May 3, 1979 and May 10, 1979, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 18, 1979, at 12:15 o'clock P.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements the undersigned offered said real estate for sale in accordance with all the terms and requirements in the abovereferenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry, to the highest and best bidder for cash and was struck off and sold to WESTERN PACIFIC FINANCIAL CORPORATION, at and for the sum of FORTY-SEVEN THOUSAND EIGHT AND 23/100 ($47,008.23) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, WESTERN PACIFIC FINANCIAL CORPORATION, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which said property was sold; and

WHEREAS, the holder of said indebtedness has instructed the undersigned as Substitute Trustee to convey said property to the Secretary of Housing and Urban Development, Washington, D.C., her successors and assigns;

NOW, THEREFORE, in consideration of the promises and the payment of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the undersigned, GEORGE E. MUDTER, JR., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, her successors and assigns, in fee simple forever, the property abovementioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Primrose Meadows, Section 1, which is of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Hubert Sims, Jr., and wife, Rochelle Sims, by deed of record in Book 5313, page 726, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, her successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 18th day of May, 1979.

George E. Mudter, Jr.
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 1979, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared George E. Mudter, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed.

Witness my hand and Notarial seal at office the day and year above written.

Notary Public

My Commission Expires: 4-17-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $47,008.23.

Affiant

Sworn to and subscribed before me,
this 18th day of May, 1979.

Notary Public

My Commission Expires: 4-17-83

IDENTIF. REFERENCE

NOV 1 9 23 AM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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